

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Gastonia Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$9,284,239**

PJ's Size Grouping*: **C**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	18		
Program Progress:							
% of Funds Committed	99.21 %	93.18 %	1	92.82 %	91	93	
% of Funds Disbursed	97.04 %	83.85 %	1	82.38 %	97	98	
Leveraging Ratio for Rental Activities	0.46	5.89	13	4.55	13	10	
% of Completed Rental Disbursements to All Rental Commitments***	51.17 %	87.69 %	18	80.69 %	10	9	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.40 %	67.38 %	13	67.01 %	28	30	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	75.79 %	1	79.23 %	100	100	
% of 0-30% AMI Renters to All Renters***	81.82 %	36.12 %	2	44.47 %	91	94	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.43 %	1	93.93 %	100	100	
Overall Ranking:			In State:	11 / 18	Nationally:	41	39
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$38,657	\$9,681		\$24,984	11 Units	0.50	%
Homebuyer Unit	\$9,246	\$11,188		\$14,192	678 Units	28.60	%
Homeowner-Rehab Unit	\$32,927	\$24,015		\$20,036	65 Units	2.70	%
TBRA Unit	\$186	\$1,698		\$3,164	1,619 Units	68.20	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gastonia Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$56,264	\$73,925	\$31,075
State:*	\$66,590	\$80,009	\$24,890
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 4.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	72.7	69.5	53.8	45.5
Black/African American:	27.3	26.6	46.2	52.9
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.3
Asian/Pacific Islander:	0.0	0.2	0.0	0.2

ETHNICITY:

Hispanic	0.0	3.3	0.0	0.8
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HOUSEHOLD SIZE:

1 Person:	90.9	35.9	38.5	24.5
2 Persons:	0.0	26.4	40.0	28.8
3 Persons:	0.0	20.0	13.8	25.6
4 Persons:	9.1	11.6	4.6	13.1
5 Persons:	0.0	4.6	3.1	5.2
6 Persons:	0.0	0.7	0.0	1.6
7 Persons:	0.0	0.5	0.0	0.8
8 or more Persons:	0.0	0.4	0.0	0.4

HOUSEHOLD TYPE:

Single/Non-Elderly:	81.8	38.7	29.2	24.8
Elderly:	9.1	2.5	38.5	3.0
Related/Single Parent:	9.1	30.3	12.3	61.1
Related/Two Parent:	0.0	17.5	15.4	8.0
Other:	0.0	11.0	4.6	3.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.2 [#]
HOME TBRA:	36.4	
Other:	45.5	
No Assistance:	18.2	

of Section 504 Compliant Units / Completed Units Since 2001 31

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gastonia Consortium


State: NC

Group Rank: 41
 (Percentile)

State Rank: 11 / 18 PJs

Overall Rank: 39
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	51.17	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	58.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.7	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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